LOT 51
IN OR 1447/1097
CARTESIAN POINTE #3 PB 7/124

HARTKE BRUCE N & KARYN L
86352 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2026

08-2N-27-0232-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

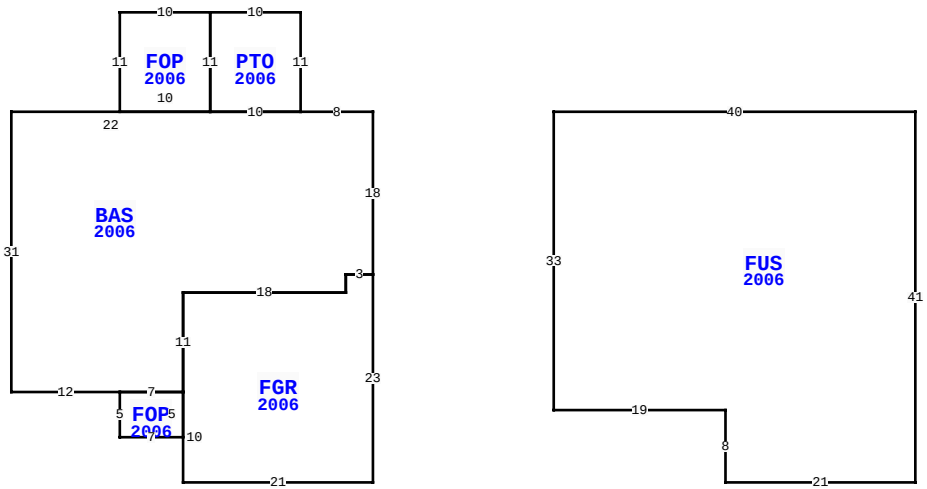
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,003	100	2006	1,003	105,684
FGR	447	55	2006	246	25,921
FOP	35	30	2006	10	1,054
FOP	110	30	2006	33	3,477
FUS	1,488	100	2006	1,488	156,787
PTO	110	5	2006	6	632
TOTALS	3,193			2,786	293,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,786	110.6784	116.21	323,761	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2007 Heated Area: 2491 HX Base Yr 2007



BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

86352 CARTESIAN POINTE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,554
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,554
SOH/AGL Deduction		157,762
ASSESSED VALUE		190,792
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,381
TOTAL JUST VALUE		348,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611582	H/AC	0	06/01/2006
E0617424	ELEC OTHER	1,500	06/01/2006
C0516789	CO ISSUED	177,857	05/01/2006
B0516789	NEW CONSTR	177,857	05/01/2006
P11125	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1097	9/27/2006	WD	Q	I		254,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HARTKE BRUCE N & KA						
1365/1872	11/09/2005	WD	U	V	19	1,589,000
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 PTO=[YR=2006] N11W10 S11 E10$ W10
FOP=[YR=2006] N11 W10 S11 E10$ W22 S31 E12 FOP=[YR=2006] S5
E7 N5 W7$E7 FGR=[YR=2006] S10 E21 N23 W3 S2 W18 S11$ N11 E18
N2 E3 N18$ PTR=E20 FUS=[YR=2006] E40 S41 W21 N8 W19 N33$W20$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS